179.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	785,700 / 785,700
					USE VALUE:	785,700 / 785,700
					ASSESSED:	785,700 / 785,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
438		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILSON STEPHEN
Owner 2:	CLAY HILARY
Owner 3:	
Street 1:	438 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRINER THOMAS J--ETAL -
Owner 2:	BRINER DIANE THILKE -
Street 1:	438 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 1901 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6550.000	354,200		431,500	785,700
Total Card	0.150	354,200		431,500	785,700
Total Parcel	0.150	354,200		431,500	785,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.35 /Parcel: 413.35

Legal Description

User Acct 121852

GIS Ref

GIS Ref

Insp Date 07/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 179.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	354,200	0	6,550.	431,500	785,700		Year end	12/23/2021
2021	101	FV	344,000	0	6,550.	431,500	775,500		Year End Roll	12/10/2020
2020	101	FV	344,200	0	6,550.	431,500	775,700	775,700	Year End Roll	12/18/2019
2019	101	FV	265,100	0	6,550.	425,400	690,500	690,500	Year End Roll	1/3/2019
2018	101	FV	266,100	0	6,550.	326,700	592,800	592,800	Year End Roll	12/20/2017
2017	101	FV	266,100	0	6,550.	308,300	574,400	574,400	Year End Roll	1/3/2017
2016	101	FV	266,100	0	6,550.	283,600	549,700	549,700	Year End	1/4/2016
2015	101	FV	260,000	0	6,550.	265,100	525,100	525,100	Year End Roll	12/11/2014

!14113!

PRINT

Date	Time
12/30/21	18:21:47

LAST REV

Date	Time
08/10/20	10:20:26
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14113

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRINER THOMAS J	71365-407	1	7/24/2018		790,000	No	No		
	20074-516		9/1/1989		54,700	No	No		A

USER DEFINED

Prior Id # 1:	121852
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2020	474	Solar Pa	28,339	C				
12/12/1997	737		63,000					NEW 2ND LEVEL

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2019	SQ Returned	JO	Jenny O
7/12/2018	Meas/Inspect	CC	Chris C
10/21/2008	Meas/Inspect	345	PATRIOT
4/17/2000	Inspected	263	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	264	PATRIOT
6/15/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6550		Sq. Ft.	Site		0	70.	0.94	6									431,549						431,500	

Total AC/HA:	0.15037	Total SF/SM:	6550	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	431,549	Spl Credit		Total:	431,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Average
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25763893
Const Adj.:	0.98549062
Adj $ / SQ:	161.121
Other Features:	99000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435165
Depreciation:	80941
Depreciated Total:	354224

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	5	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

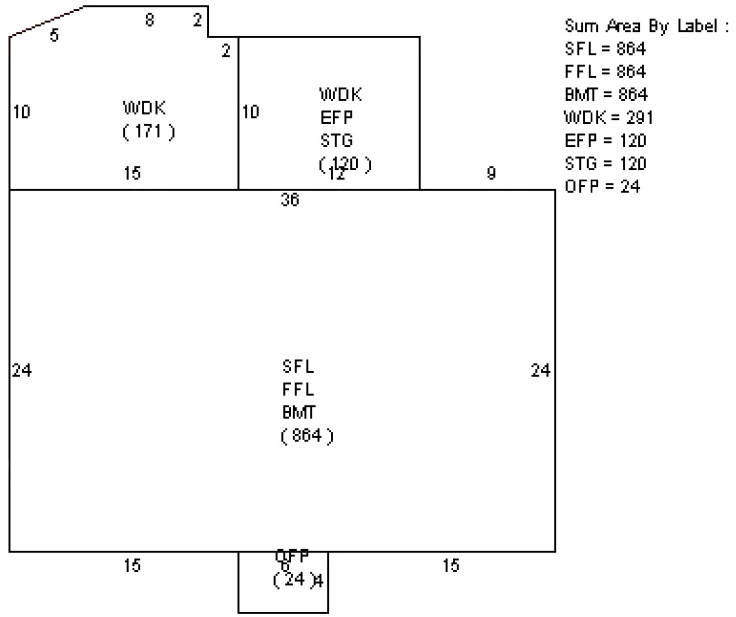
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	161.12
Special Features:	0	Val/Su Net:	112.55
Final Total:	354200	Val/Su SzAd	204.98

SKETCH



Sum Area By Label :
SFL = 864
FFL = 864
BMT = 864
WDK = 291
EFP = 120
STG = 120
OFP = 24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	54.620	47,192
FFL	First Floor	864	161.120	139,208
SFL	Second Floor	864	161.120	139,208
WDK	Deck	291	9.300	2,706
EFP	Enclos Porch	120	49.190	5,903
STG	Storage	120	7.560	907
OFP	Open Porch	24	43.360	1,041
	Net Sketched Area:	3,147	Total:	336,165
Size Ad	1728	Gross Area	3147	FinArea 1901

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

179.0-0006-0007.0

IMAGE

AssessPro Patriot Properties, Inc